

AGENDA
PLANNING AND ZONING COMMISSION
Held via video conference
Monday, October 19, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **September 21, 2020**
[September 21, 2020](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

The Planning Commission meeting on Monday, October 19, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Members of the public may submit public comment on an agenda item by sending an email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/pc>, or by leaving a message at 225-389-3144 (comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, October 19, 2020. In addition, public comment will be accepted in person at the River City Branch Library, 4th floor, located at 250 North Blvd. All public comments will be properly identified and acknowledged during the meeting.

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, October 19, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, October 19, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

Ryan L. Holcomb, AICP
Interim Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed

in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

18

CONSENT - ITEMS FOR DEFERRAL

4, 5

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-17-20 15465 Peairs Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Recommend denial, based upon examination of the area at a further level of detail

Related to Case 44-20

[Application](#) [Staff Report](#)
3. **Case 44-20 15465 Peairs Road**

To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning. While it conforms to UDC dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with abutting uses, and represents spot zoning introducing commercial uses in an area surrounded by low density residential and agriculture uses

Related to PA 17-20

[Application](#) [Staff Report](#)
4. **CONSENT FOR DEFERRAL PA-18-20 915 Staring Lane**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

Related to SPUD-3-20

Deferred to November 16 by the Planning Director
5. **CONSENT FOR DEFERRAL SPUD-3-20 Fieldstone Crossing**

Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

Related to PA-18-20

Deferred to November 16 by the Planning Director

6. **Case 43-20 11914 Coursey Boulevard**

To rezone from Rural (R) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) and Light Commercial One (LC1) on property located on the south side of Coursey Boulevard, east of Parkside Drive, on Lot 33, 1st Filing of Coursey Village Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **Case 45-20 12633, 12635, 12637, 12639, 12641, and 12643 Jefferson Highway**

To rezone from Rural (R) to Heavy Commercial One (HC1) on property located on the north side of Jefferson Highway, west of Stumberg Lane, on Lot B-6-A-1 of Parkview Oaks South Subdivision. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 47-20 3845 Florida Boulevard**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Florida Boulevard, west of Park Hills Drive, on portions of Lots 1, 2 and 3-A, Square 3 of Park Hills Subdivision. Section 102, T7S R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **Case 48-20 500-600 and 520 South 17th Street**

To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on property located on the west side of South 17th Street, south of Government Street, on Lots 5 and 6 of Roseberry Subdivision. Section 74, T7S R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 49-20 6463 Moss Side Lane**

To rezone from Light Commercial One (LC1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of Moss Side Lane, south of Quail Drive, on Lot 1-A, Square 1 of Moss Lane Place Subdivision. Section 42, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

11. **Case 50-20 15295 George O'Neal Road**

To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side George O'Neal Road, east of Jones Creek Road, on Tract T-B of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 52-20 15555 George O'Neal Road**

To rezone from Off-Street Parking (B) and Light Commercial (C1) to Light Commercial Two (LC2) on property located on the north side of George O'Neal Road, west of O'Neal Lane, on Tract D-3 of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **ISPUD-11-19 La Rosa Revision 1**

Proposed mixed use development including commercial, office, retail, restaurant and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

14. **ISPUD-6-20 Motor City Apartments**

Proposed high density multifamily development located on the north side of North Street, east of North 20th Street, south of Gayosa Street, and west of Scenic Highway, on Lots 1-10 of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

15. **PUD-2-12 Sanctuary at Oak Colony, Final Development Plan Revision 2**

Proposed low density single family residential use on property located north side of Hoo Shoo Too Road, east of Montrachet Drive, on Lots 1 thru 90 and Tracts CA1 thru CA8 of The Sanctuary at Oak Colony Subdivision. Section 42, T8S, R2E; Section 51, T8S, R3E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

16. **PUD-2-04 Farm Bureau Office, Creekstone II, Final Development Plan**
 Proposed office use on property located north side of Corporate Boulevard, south of Commerce Circle and west side of Jefferson Highway, on Lots 11 and 12 of the Town Center Business Park Subdivision. Section 91 and 92, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
17. **PUD-17-06 Harveston, Phase 1, Final Development Plan**
 Proposed subdivision with internal streets, on property located north side of Bluebonnet Boulevard, east of Nicholson Drive, on portion of Tracts X and W of the Longwood and Burtville Property. Sections 44 and 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR WITHDRAWAL CUP-6-20 12991 Highland Road**
 Existing building to be used as a religious institution, on property located on the north side of Highland Road and west of Siegen Lane, on Lots A-1 and A-2 of the C.R. Kleinpeter Tract. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
Withdrawn by the Applicant on September 23
[Application](#)
19. **S-4-20 Dutch Manor at the Highlands**
 Proposed low density residential subdivision located south of Highland Road and east of Knox Hill Drive, on Lots 2-A-1 and 2-A-2 of the Mumphrey Property (Council District 12-Racca) (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
20. **SS-11-20 Hector Young Tract (Flag Lot Subdivision)**
 Proposed flag lot subdivision located north of Heck Young Road, and east of Old Scenic Highway, on Lot 4-B of the Hector Young Tract (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
21. **SS-12-20 A. R. Annison Property (Flag Lot Subdivision)**
 Proposed flag lot subdivision located southeast of Ligon Road, and north of East Flonacher Road, on Tract 3 of the A. R. Annison Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
22. **SP-5-20 Lipsey's Warehouse Addition**
 Proposed addition to an existing commercial warehouse located north of Rieger Road and east of Exchequer Drive, on Tracts F-1-A-2-B and F-1-A-2-C of the Commerce South Subdivision, 1st Filing (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

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